

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 13 January 2026 at 7.30pm

Venue: Horley Baptist Church, 289 Court Lodge Road, Horley, Surrey RH6 8RG

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday 13 January 2026, 7.30pm, at the Horley Baptist Church, Ramsey Room, Ground Floor, 289 Court Lodge Road, Horley, Surrey RH6 8RG. The Agenda for the meeting is attached to this Summons.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joan Walsh', is written over a light blue horizontal line.

Joan Walsh
Chief Executive Officer

Members' Apologies:	If required, a Member must submit their apologies for this meeting by sending an email to: info@horleysurrey-tc.gov.uk or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.
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Public Forum:	<p><i><u>Members of the Public and Press are welcome to attend this meeting in person</u></i></p> <p>Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chair. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chair may direct that a question or comment is submitted in writing which shall be answered in due course.</p>
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HORLEY TOWN COUNCIL

Planning and Development Committee

A meeting of the above-named Committee will be held at the Horley Baptist Church, Ramsey Room, Ground Floor, 289 Court Lodge Road, Horley, Surrey RH6 8RG on Tuesday 13 January 2026 at 7.30pm
All correspondence and papers referred to in the public part of the agenda are available to view on the website

A G E N D A

1. **Apologies and Reasons for Absence**
To receive apologies for absence with officer recommendation for acceptance.
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
4. **Approval of Minutes**
Planning and Development Committee held on 16 December 2025.
5. **Planning Updates**
Planning and Development Committee held on 16 December 2025.
6. **Outside Bodies and Sub-Committees**
To receive any updates from the Town Council representatives on the following outside bodies:
 - i) **Horley Town Management Group**
 - ii) **Accessibility Horley Committee**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 11 December 2025 to 8 January 2026.
 - ii) To consider the list of applications registered for the period 11 December 2025 to 8 January 2026.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive any updates.
10. **Highways and Transport Matters**
 - i) **Safety concerns at Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road** – To note the Chris Coghlan MP’s letter of 12 December and HTC’s follow up letter of 22 December 2025.
 - ii) To receive an update on any other matters.
11. **Reigate and Banstead Parking Review 2024/25 – Decisions Report**
To note information received.

12. **Airport Matters**
 - i) **GATCOM:** To receive any updates from Cllr Mike George as the Town Council representative on the Gatwick Airport Consultative Committee.
 - ii) To receive an update on any other matters.

13. **SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre**

To receive an update on the recent progress meeting held with project officers from the principal authorities and the Town Council.

14. **Burstow and Smallfield Neighbourhood Plan – Invitation to Comment on Regulation 14 Neighbourhood Plan Consultation**

To consider the Town Council's response to the consultation.

15. **Communications Received**

16. **Diary Dates**

17. **Press Release** - To agree items for inclusion.

Date of next meeting: 10 February 2026



Signed: Chief Executive Officer

Dated: 8 January 2026

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 December 2025 to 8 January 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 10/12/25	<u>25/02156/F</u>
LOCATION:	38-40 High Street, Horley, Surrey RH6 7BB
DESCRIPTION:	Part second floor extension to create two residential units
<i>Cons Expiry Date: 06/01/26; Determination Deadline: 04/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13 January 2026)	No objections
02. RBBC Letter Dated: 08/12/25	<u>25/02213/HHOLD</u>
LOCATION:	10 Sangers Drive, Horley, Surrey RH6 8AH
DESCRIPTION:	Proposed single storey outbuilding to the front garden to be used as a gym/office.
<i>Cons Expiry Date: 10/01/26; Determination Deadline: 02/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13 January 2026)	No objections
03. RBBC Letter Dated: 11/12/25	<u>25/02101/S73</u>
LOCATION:	Thurgarton Cottage, Meath Green Lane, Horley, Surrey RH6 8HZ
DESCRIPTION:	Erection of a five bedroom house with an attached two bay garage. Variation of conditions 1, 3, 4, 5, 6, 10, 12, 13, 14, 16, 17 and 22 of permission 23/02516/F. Amendments to approved plans to enable design changes and the discharge of planning conditions. Removal of condition 16 of permission 25/01201/S73.
<i>Cons Expiry Date: 11/01/26; Determination Deadline: 05/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13 January 2026)	No comment

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04. RBBC Letter Dated: 15/12/25	<u>25/02210/HHOLD</u>
LOCATION:	7 Riverside, Horley, Surrey RH6 7LN
DESCRIPTION:	Erection of a new single storey side extension and separate garden building to an existing semi-detached property.
<i>Cons Expiry Date: 12/01/26; Determination Deadline: 09/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13 January 2026)	No objections

05. RBBC Letter Dated: 09/12/25	<u>25/02230/LBC</u>
LOCATION:	Ye Olde Six Bells Public House, Church Road, Horley, Surrey RH6 8AD
DESCRIPTION:	Repairs to listed building and associated barn.
<i>Cons Expiry Date: 17/01/26; Determination Deadline: 03/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 22/12/25	<u>25/02298/F</u>
LOCATION:	The Heating Centre, 71 Brighton Road, Horley, Surrey RH6 7HL
DESCRIPTION:	Proposed addition of 3 x new homes and replacement of existing roof to extend the first floor flat, creating a duplex. Replacement of existing storage buildings with 2 semi-detached part 1, part 2 storey homes. Conversion of section of commercial space into ground floor studio flat, the majority of the unit and shop front is to be retained.
<i>Cons Expiry Date: 29/01/26; Determination Deadline: 16/02/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 08/12/25	<u>25/02222/TPO</u>
LOCATION:	Oatlands, Warltersville Way, Horley, Surrey RH6 9EP
DESCRIPTION:	T1 x lime tree crown thin by 15% by removing crossing branches to remove epercornic growth to crown break.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only